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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------------------------------------------------------------------------|
| <b>Vacant Land</b><br><b>1599330Active</b><br><b>Recent: 07/29/2026 Price Decrease</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                          | <b>Near Wilson Lake Road</b><br><b>Phillips, WI 54555</b>                                                                                                                                                        |                       | <b>L \$116,320</b> ↓                                                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Type:                                                                    | <b>Acreage-6 or More</b>                                                                                                                                                                                         | County:               | <b>Price</b>                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Sec/Twp/Rng:                                                             | <b>34/37N/1W</b>                                                                                                                                                                                                 | Municipality:         | <b>Town of Elk</b>                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Lot Size:                                                                | <b>0 x 0 x</b>                                                                                                                                                                                                   | School Dist:          | <b>Phillips</b>                                                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Acreage:                                                                 | <b>80.00</b>                                                                                                                                                                                                     | Taxes/Yr:             | <b>\$57.60 / 2024</b>                                                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Waterfront:                                                              | <b>No</b>                                                                                                                                                                                                        | Tax ID:               | <b>006110307000</b>                                                                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Terrain:                                                                 | <b>Level, Rolling, Wooded</b>                                                                                                                                                                                    | Addtl Tax IDs:        | <b>006110308000</b>                                                                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Utilities:                                                               | <b>None</b>                                                                                                                                                                                                      | Subdivision:          | <b>Wilson 7</b>                                                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Use Value Assmt:<br>Common:                                              | Road Access:<br>Restrictive Cov:                                                                                                                                                                                 | Plat:<br>Non Conform: |                                                                                       |
| Water Front Type:<br>Lake/River Name:<br>Lake Size:<br>Waterfront Elevation:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Water Front Ft:<br>Waterfront Access:<br>Water View:<br>Water Front CF:  | Seasons:<br>Lake Depth:<br>RoadBtwWtrfrnt:                                                                                                                                                                       |                       |                                                                                       |
| Fencing:<br>Showing: <b>Lockbox-Combination, Sign-on Property</b><br>Soil Type:<br>Zoning:<br>Internet:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Occupancy: <b>At Closing</b><br>Sewer: <b>None</b><br>Water: <b>None</b> |                                                                                                                                                                                                                  |                       |                                                                                       |
| Directions: <b>From Phillips travel west on CTH W for approximately 4 miles, turn left onto Danish Settlement Road for 0.7 mi., turn left onto Wilson Lake Road for 0.9 mi., turn right onto easement road for approximately 1.3 mi.</b><br>Remarks: <b>80-acre tract in Price County town of Elk. This parcel has easement access. The primary cover type is aspen. State land adjacent. The parcel is enrolled in the managed forest law program for tax relief. An easement crosses the property. Adjacent lands also available for a larger contiguous ownership.</b><br>Legal: <b>SENW, NESW, Sec. 34, T37N-R1W.</b> |                                                                          |                                                                                                                                                                                                                  |                       |                                                                                       |
| Condition Report: <b>No</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Seller Financing:                                                        | Seller Fin Remarks:                                                                                                                                                                                              |                       |                                                                                       |
| <b>Prepared By: Todd Frederickson</b><br><b>Steigerwaldt Land Sales, LLC</b><br><b>856 N 4TH ST</b><br><b>Tomahawk, WI 54487</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                          | <b>Email:</b> <a href="mailto:todd.frederickson@steigerwaldt.com">todd.frederickson@steigerwaldt.com</a><br><b>Office Ph#:</b> <b>715-453-3274</b><br><b>Preferred Ph#:</b> <b>715-612-0508</b><br><b>Certs:</b> |                       |  |

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